



CITY OF GROVELAND  
156 S. LAKE AVENUE  
GROVELAND, FL 34736

PHONE 352-429-2141  
FAX 352-429-3852

Groveland City Council  
City Manager Report  
December 15, 2014

**Pending Action Items:**

- Krispy's Chicken (Signed MOU) is attached. An agreement has been reached Mr. Burns have shown a good faith effort thus far in bring several improvements to his Krispy's Fried Chicken restaurant Property on East Broad Street in Groveland. The City Manager's Office has agreed to support an request to the CRA Board to extend its \$12,500 grant to Krispy's Fried Chicken should this progress continue. The rationale behind this support is understanding sub-contractor work maybe hindered due to availability challenges in this month of December.
- The Villa City DRI Application – No new updates at this time.

**Report from the Desk of the City Manager:**

- Update: The City Website Is Live and have received very positive reviews; however, we have experiences minor blemishes with older documents being readily shown and available. To my understanding, the coding used to populate information on to our new website used shorter archive dates. We are working getting that addressed, should find yourself conducting a document search on our web site the search function at times gives the researcher an additional method to getting information.
- Hunt Industrial Park Update: The city staff and the Hunts have agreed to a MOU (development agreement outline). I have formed a development team tasked to this project. This team is as follows:
  - Redmond Jones, City Manager
  - Gwen Walker, Finance Director
  - Ryan Burger, Community Development Director
  - Jamie Huish, Public Services Director
  - Rodney Lucas, Economic Development Manager

Special Note: This team has been meeting weekly and made these meetings opened to the Hunts with an on-going invitation.

At this time, Mr. Jones and Mr. Huish are working through sewer delivery options for this project. Once staff can make recommendation(s) regarding this aspect of the project, a request for consideration or information will come to City Council for approval. Continuing with the "all the above approach" Ms. Walker is currently working on developing TIF policy that can be brought to City Council, and if approved can be applied to this project. Mr. Lucas and Mr. Berger are working on applying an existing amortization policy / finance policy that allow for a five year model. Currently, the model uses interest being set at prime rate. Once we get a better understanding of the financial position of the project (review a pro-forma). I have directed staff

to prepare strategies that would include a low or zero based special consideration which would require City Council Approval. Such a measure would require a well spelled out cost benefit analysis, because it would certainly open the city to future request, and we need to be on solid ground to back such an incentive option. Additionally, staff is working on completing the overall incentive package / development agreement with a cash infusion. Although we have clear economic development policy regarding cash infusions, staff will be looking forward to understanding more about the financial position of the project; thus, allowing staff to construct special consideration that are outside of our policies, yet provide strong economic development justifications that could guide future special considerations.

- The City Manager's Office continues to accept new ideas from citizens, city staff, and community stakeholders, as the City moves forward with establishing itself as a "Premier City". The city will continue to benchmark programs, initiatives, and services against the top 10 small communities that have been identified by CNN Money "America's Best Places to Live". These communities are not only thriving economically, they are also maximizing family friendly amenities, well ran government, and strong community involvement. Anyone interested in learning more are encouraged to contact the City Manager's Office at (352) 429-2141 x250.

1. Sharon, Massachusetts -	(781) 784-1500	<a href="http://www.sharonma.org">www.sharonma.org</a>
2. Louisville, Colorado -	(303) 666-6565	<a href="http://www.louisvilleco.gov">www.louisvilleco.gov</a>
3. Vienna, Virginia -	(703) 255-6300	<a href="http://www.viennava.gov">www.viennava.gov</a>
4. Chanhassen, Minnesota -	(952) 227-1100	<a href="http://www.ci.chanhassen.mn.us">www.ci.chanhassen.mn.us</a>
5. Sherwood, Oregon -	(503) 625-5522	<a href="http://www.sherwoodoregon.gov">www.sherwoodoregon.gov</a>
6. Berkeley Heights, NJ -	(908) 464-8150	<a href="http://www.berkeleyheightstwp.com">www.berkeleyheightstwp.com</a>
7. Mason, Ohio -	(513) 229-8500	<a href="http://www.imaginemason.org">www.imaginemason.org</a>
8. Papillion, Nebraska -	(402) 597-2000	<a href="http://www.papillion.org">www.papillion.org</a>
9. Apex, North Carolina -	(919) 249-3400	<a href="http://www.apexnc.org">www.apexnc.org</a>
10. West Goshen Township, PA -	(610) 696-0900	<a href="http://www.wgoshen.org">www.wgoshen.org</a>

- Update: December 9th RAC – The early design concepts for the Robert A. Davis Amphitheater was presented to the Groveland Recreation Advisory Committee (RAC) at their December 9th meeting. The presentation was well received, and at least one board member indicated excitement over the fact that this project seem to be making progress.
- December 23rd at the Lake David Center - the City Manager would like to invite the City Council and City Employees out a Holiday Hoedown (Luncheon). "Mosey On Down and Rustle Up Some Fun. There will be plenty of grub for everyone".
  - When: 12/23/14
  - Where: Lake David Center
  - Time: 12:30 - 2:30
- A citizen (who follows my city manager's reports on-line) approached me and inquired as to my use of Memorandum of Understandings. For this reason, the following definition is provided. A memorandum of understanding (MOU) describes a bilateral or multilateral agreement between two or more parties. It expresses a convergence of will between the parties, indicating an intended common line of action. It is often used in cases where parties either do not imply a legal commitment or in situations where the parties cannot create a legally enforceable

agreement. I like to use them as initial documents that help keep the parties of the understanding or agreement on task. **They are not contracts.**

- The City Manager would like to invite the public to stop in City Hall to view our Holiday "Deck the Doors" celebration. Come participate viewing the results of a friendly competition to decorate their doors for the Holidays and the City Council will be choosing a 1st, 2nd, and 3rd place winners.

**Follow up / Reminder Items:**

- None

**Events:**

- Movie Night – December 19<sup>th</sup>

Redmond Jones II  
City Manager



CITY OF

GROVELAND

ESTABLISHED 1922

*"The city with a future, watch us grow!"*

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PHONE 352-429-2141  
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David Burns  
307 East Broad Street  
Groveland, FL 34736

December 12, 2014

Topic: **Memorandum of Understanding (MOU)** regarding improvements to Krispy's Fried Chicken restaurant Property at 307 East Broad Street, Groveland, Florida 34736.

Attn: To the Officer(s) or Owner authorized to sign for and on behalf of Krispy's Fried Chicken restaurant.

It is the understanding of the City of Groveland that David Burns is the owner and appropriate representative of the Krispy's Fried Chicken restaurant. It is also the understanding that the City of Groveland's Community Redevelopment Agency (CRA) awarded Krispy's Fried Chicken restaurant \$12,500 to be used toward a new parking lot. This Memorandum of understanding is to delineate the following terms under which the grant would be issued.

Terms of Agreement by Krispy's Fried Chicken:

1. Will agree to have the City of Groveland extend approximately two hundred feet of two inch PVC SCH 40 low pressure service line to the southwest corner of your property on Hwy 50 as the connection point to the City's sanitary sewer system. The cost of the installation is \$3,000.00, which must be received by the city prior to installation.
2. Rehabilitate the roof (no holes along the soffit or in roof) and exterior walls and paint them in compliance with city ordinances; replace all cracked window tint.
3. Repair cracks in the street sign.

Terms of Agreement by the City of Groveland:

1. The City will maintain the sewer line described within the HWY 50 Right of Way related to this agreement, the portions of this sewer line on the property of 307 East Broad Street is to be maintained by Krispy's Fried Chicken.
2. The City will install the line connecting to the low pressure system and will take the responsibility for ensuring that installation is done correctly.
3. The City agrees to Grant \$12,500 to Krispy's Fried Chicken should Krispy's complete the improvements as stated in this agreement. The City Manager has been given authority

to issue these granted funds, if these improvements are made by the end of the year (dated the year of this agreement). Should Krispy's Fried Chicken show substantial progress, the City Manager's Office will seek an extension to the timeline of the grant on behalf of Krispy's Fried Chicken.

The signatures below indicate that this (MOU) is acceptable, by both the City of Groveland and Krispy's Fried Chicken.



Redmond Jones  
City Manager  
City of Groveland

  


David Burns  
Business Owner  
Krispy's Fried Chicken